

Notes:

1.) A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

2.) All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.

3.) No Floodplain exists on this site.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S07°39'03"W	94.51'
L2	N82°20'57"E	34.68'
L3	S07°39'03"E	5.15'
L4	N82°20'57"E	8.64'
L5	S07°39'03"E	0.60'
L6	N82°20'57"E	26.72'
L7	S07°39'03"E	33.58'
L8	N82°20'57"E	7.54'
L9	S07°39'03"W	28.54'
L10	N82°20'57"E	62.98'
L11	S07°39'03"E	49.88'
L12	N82°20'57"E	9.71'
L13	S07°39'03"W	54.38'
L14	N82°20'57"E	42.73'
L15	S07°39'03"E	54.41'
L16	N82°20'57"E	6.00'
L17	S07°39'03"E	34.00'
L18	S82°20'57"W	6.00'
L19	S07°39'03"E	43.75'
L20	S82°20'57"W	42.73'
L21	N07°39'03"W	0.91'
L22	S82°20'57"W	82.85'
L23	S07°39'03"E	6.30'
L24	S87°39'03"E	23.22'
L25	S02°20'57"W	0.97'
L26	S87°39'03"E	61.09'
L27	S07°39'03"E	5.52'
L28	S82°20'57"W	92.95'
L29	N07°39'03"W	27.41'
L30	S82°22'48"W	7.00'

FRISCO TC, L.P. C.C.C.F.# 2004-0135216 L.R.C.C.T.		
L31	N07°39'03"W	35.90'
L32	S82°20'57"W	11.54'
L33	S07°39'03"E	45.41'
L34	S82°20'57"W	114.17'
L35	N07°39'03"W	48.42'
L36	S82°20'57"W	7.54'
L37	S07°39'03"E	38.91'
L38	S82°20'57"W	94.40'
L39	N07°39'03"W	66.71'
L40	N82°20'57"E	3.00'
L41	N07°39'03"W	10.15'
L42	S82°20'57"W	3.00'
L43	N07°39'03"W	49.88'
L44	N82°20'57"E	62.98'
L45	S07°39'03"E	28.54'
L46	N82°20'57"E	7.54'
L47	N07°39'03"W	33.58'
L48	N82°20'57"E	53.80'
L49	S07°39'03"E	6.52'
L50	N82°20'57"E	8.24'
L51	N07°39'03"W	12.27'
L52	N82°20'57"E	34.68'
L53	N07°39'03"W	84.52'
L54	S82°20'57"W	30.00'
L55	N07°39'03"W	10.00'

LEGEND

IRF = IRON ROD FOUND
IRFC = IRON ROD WITH CAP FOUND
IRSC = IRON ROD WITH CAP SET
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
SWE = SIDEWALK EASEMENT
DCEC = DENTON COUNTY ELECTRIC COOPERATIVE

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Dana Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

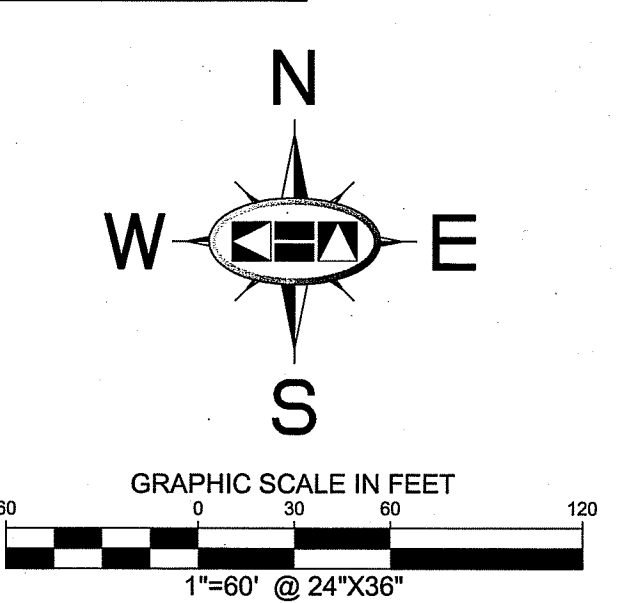
DANA BROWN
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Phone 972-770-1300
Fax 972-239-3820

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2010.

Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF COLLIN
CITY OF FRISCO

WHEREAS, BHFS I, LLC is the owner of a tract of land out of the W.B. WATKINS SURVEY, Abstract No. 1004, in the City of Frisco, Collin County, Texas, being part of tract of land described as Tract 2 in deed to BHFS I, LLC recorded in Collin County Clerk's File No. 2007080601089750 of the Land Records of Collin County, Texas and being part of a tract of land described in deed to Frisco Square Land, Ltd. recorded in Collin County Clerk's File No. 2005-004994 of the Land Records of Collin County, Texas, being all of Lot 1, Block E of Frisco Square, Lots 1 and 2, Block E, an addition to the City of Frisco according to the plat thereof recorded in Cabinet 2009, Page 229 of the Map Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a plastic cap stamped "KHA" in the east right-of-way line of the Dallas North Tollway (310' ROW) for the northwest corner of Lot 2, Block E of Frisco Square, Lot 2, Block E, an addition to the City of Frisco according to the plat thereof recorded in Cabinet 2009, Page 230 of the Map Records of Collin County, Texas;

THENCE with said east right-of-way line, North 07°39'03" West, a distance of 343.81 feet to a 1/2" iron rod found for the southwest corner of a corner clip at the intersection of the east right-of-way line of said Dallas North Tollway and the south right-of-way line of Frisco Square Boulevard;

THENCE with said south right-of-way line, the following courses and distances to wit:
North 37°20'57" East, a distance of 28.28 feet to an aluminum monument found for corner;
North 82°20'57" East, a distance of 978.97 feet to a 1/2" iron rod found for corner;
North 07°39'03" West, a distance of 12.00 feet to a 1/2" iron rod found for corner;
North 82°20'57" East, a distance of 30.00 feet to a 1/2" iron rod found for corner in the west right-of-way line of Church Street (52.5' ROW at this point);

THENCE with said west right-of-way line, South 07°39'03" East, a distance of 539.00 feet to an aluminum monument found at the intersection of said west right-of-way line and the north right-of-way line of Page Street (67' ROW at this point);

THENCE with said north right-of-way line, South 82°20'57" West, a distance of 770.89 feet to a 5/8" iron rod found with a plastic cap stamped "KHA" for the southeast corner of said Lot 2;

THENCE with the east line of said Lot 2, North 07°39'03" West, a distance of 163.19 feet to an X in concrete found for the northeast corner of said Lot 2;

THENCE with the north line of said Lot 2, South 82°20'57" West, a distance of 258.08 feet to the POINT OF BEGINNING and containing 500,311 square feet or 11.4856 acres of land.

Bearing system of this survey is based on a line oriented between City of Frisco monuments 1 and 7 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this survey are local surface coordinates derived from Frisco Monument 1.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BHFS I, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as FRISCO SQUARE, LOTS 1R AND 3, BLOCK E, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The BHFS I, LLC, does herein certify the following:

- The streets and alleys herein are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire apparatus access road in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance with City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire apparatus access road in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this _____ day of _____, 2010.

BHFS I, LLC, a Delaware limited liability company

By: _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2010.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED this the _____ day of _____, 2010
by the Planning & Zoning Commission of the City of Frisco, Texas.

PLANNING & ZONING COMMISSION CHAIRPERSON

PLANNING & ZONING COMMISSION SECRETARY

CITY SECRETARY

THE REASON FOR THIS REVISED CONVEYANCE PLAT IS TO DIVIDE LOT 1 INTO 2 LOTS

REVISED CONVEYANCE PLAT
FRISCO SQUARE
LOTS 1R & 3, BLOCK E

BEING 11.4856 ACRES OUT OF
W.B. WATKINS SURVEY, ABSTRACT NO. 1004
CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY OF FRISCO PROJECT # CP10-0008

**Kimley-Horn
and Associates, Inc.**

12700 Park Central Drive, Suite 1800
Frisco, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DAB	JCR	04-12-2010	64343011	1 OF 1

DWG NAME: K:\DWG\KIMLEY-HORN\PROJECTS\FRISCO SQUARE\BLOCK E\114856 ACRES CONVEY PLAT BLOCK EDWG PLOTTED BY: RUCCARDI, JOE 4/18/2010 4:56 PM LAST SAVED: 4/18/2010 5:27 PM